

# **TAHOE BASIN COMMUNITY PLAN UPDATE**

## **WORKSHOP NOTES: OCTOBER 9, 2013**

### **COMMUNITY DESIGN**

- Determine length for each Area Plan (4 tables).
- Town Center vs. Non-Town Center Standards.
- Be sensitive to existing tree standards when designing development.
- The word "urban" seems inappropriate here. Perhaps "town center" instead? "Urban" conjures images of large cities, tall buildings, and minimal natural world presence – none of which applies or is wanted here!
- Define public access to scenic views. This should be applicable on public land or property where public is welcome.
- Who determines an acceptable image?
- Encourage developers/designers to utilize Low Impact Development (LID) specified in the California Stormwater Manual to promote native vegetation.
- Maximums not necessarily the best for each Area Plan.
- Maintain scenic view over existing parking lots, etc.
- Encourage opening of views for projects with incentives!
- What is important to me is preserving the single-use building, not the shopping mall style (high building with many small shops). I don't care much about height.
- What is important in Kings Beach is saving mature trees. That is a distinct feature of Kings Beach that has been lost in Tahoe City and Carnelian Bay.

### **MIXED USE**

- I care about training the incubator space-retaining diversity in each town center for rents, etc.
- Promote existing incentive programs that support the vitalization of mixed use development.
- Define and maintain community character. Include residents' input, not just business people.
- Each area is unique in terms of building length. Encourage articulation.
- Standards for town centers not the same as non-town center. Each area plan has different standards.
- Devil is in the details.
- Incentives/standards for mixed-use are different in town centers and non-town centers.
- Where is the new residential?
- We are a small group of little towns, villages, not urban. Rural is what we are.
- Visioning for all of North Shore not just town centers.
- Policies should ensure public access to the lake, not like Tonapalo.
- I think whatever policies come out of this should be the standards. We need to stop giving variances just for the development fees.
- Mixed use areas should follow team guidelines. Protect character of community. Don't allow industrial next to single family houses.
- Policies should respect private property and rights to protect from public access unless appropriate or voluntary.
- Do these policies get voted on by publicly-elected officials?

## **DEVELOPMENT AND REDEVELOPMENT**

- Be more specific about how this (policy initiatives) relates to "centers" versus other areas outside of "centers."
- Clarification of what this (policy initiatives) means. Do not want South Shore development transferred to North Shore.
- I don't agree, allows transfers of CFA, TAVs and development rights outside of HRAs.
- Who writes the initiatives? The only thing not promised is a chicken in every pot.
- Identify "suitable for development" locations in every Area Plan (4 tables).
- The devil's in the details!
- Direct development into town centers. These are the most appropriate for redevelopment. Protect and restore Stream Environment Zones (SEZ). Reduce coverage outside of town center.
- Keep SLT at SLT: The public does not want to have the area out of SLT urban areas to become that over used.
- No transfer or development from South shore to North Shore.
- No allocation of South Shore TAVs to North Shore.
- Keep density as it is today in residential areas and outside town center.
- Commercial development limited outside town centers.
- Break down land capability districts by Area Plan District (4 separate tables).
- Establish minimum setbacks or 100 ft in SEZ areas to protect riparian ecosystem.
- Incentivize the transfer of development of sensitive zones or town centers.
- New development needs to provide water capacity.
- Commercial floor area today tables per each area plan (4 tables).

## **HOUSING**

- Leave transfers to TRPA and local jurisdictions.
- Make private redevelopment reduce TMDC.
- Use existing housing stock for conversion to affordable low-low (incentivize) no!
- No more bonus style buildings—which ones?
- Each area Plan needs to have specifics. Tahoe Vista's not Homewood or TS.
- Allow secondary (yes!) units/mother-in-law units on properties less than 1 acre – expand criteria to allow these. Use by right.
- Follow Team guidelines, don't need heights to achieve Regional Plan Update max heights. Protect character of each community.
- No one area should have more than their fair share of affordable. Concentrate on areas where they don't have any!
- Take existing inventory and modify for affordable redevelopment before new!
- On-site affordable housing mixed in with market rate for new developments over 15 units.
- Consider granny flats before building new. Allow garage units to continue inventory!

## **MAJOR DEVELOPMENT PROJECTS**

- This (major development project definition for "residential") is not the right description for a lot shown on this board.

- Tahoe Vista affordable housing no longer exists - now will be timeshared fractional ownership owned by same people as Tahoe timeshare.
- Where is the project description (Tahoe timeshare and Tahoe Vista affordable housing)?
- Direct new development away from areas that live within 100 yards of floodplains.

## **LAND USE**

- Open space standards identified in town centers 4 tables each area plan.
- I don't want mixed use to mean the development can morph size and density of buildings to look like town centers when only 2 have been agreed on!
- Existing community should dictate redevelopment.
- Financial or to what is in our control and what is not?
- Important to create public gathering spaces, outdoor dining, interpretive and way-finding signage interesting spaces.
- Area plans with ridgeline properties like north shore/spi must be in area plans.
- Preserve local industrial areas, which provide locations for business that support the local economy (but are inappropriate in other areas).
- What is an undesirable business?
- What growth control measures?
- Yes, continue to encourage uses for locals as well as restore uses – may need rent support.
- Do not establish policies that may affect property development and existing rights.
- Protect open space.
- Town centers should be designed to highlight smart growth strategies and educate public on implementation of smart planning.
- Area open space gardens and parks.
- Spindle shores being removed is example of going wrong direction for mixed use. Fractional ster to wealthy.
- Encourage small mom and pops to redevelop with incentives.
- Town center versus non-town center standards - devil in the details.
- Give incentives to current local businesses above and beyond those to Vail Corp, East West, etc.

## **TOWN CENTERS**

- How can you be less auto dependent in the winter?
- Buyers don't want to buy a home in a town center in the mountains. They want to escape the cities.
- No removal of heritage trees.
- Limit tree removal.
- Nothing even taller than a pine tree of 40'.
- Stepped back height can be taller – 4 stories okay.
- Redevelop properties with environmental framework.
- What will it take to make Kings Beach "complete?"
- Why are we assuming the Tahoe City golf course will fail and need to be in plan?
- RPO based on focusing development in RPO Town Center redrawing lines will contradict goals of bi-state agreement. These areas appropriate for development.

- Tahoe City and Kings Beach are situated on main highways. How can you exclude autos, delivery trucks?
- Land use policy must define the barriers before you discuss removing them.

## **SHOREZONE**

- No blocking current view sheds.
- Clarity and maybe limit to commercial/or tourist properties.
- Mixed use needs a variety of standards, town centers versus non-town centers.
- Devil in the details!
- Town centers different than non-town centers.
- Private properties and development should follow rules already established design standards than TRPA.
- Do not agree that private property owners should be required to provide public access and/or public amenities on site. Especially for things like multipurpose trails, etc., along shoreline.
- Reconfigure parking spaces to coverage ratios that are too low for our area.
- Any development in shore zone is permitted through TRPA. Nothing in Plan shall conflict with this.
- "Shorezone" versus lake front properties on a case-by-case basis. TRPA is the ordinary setting agency-places should defer on this ...

## **DEVELOPMENT STANDARDS**

- Will not work in Tahoe Vista!
- Devils in the details.
- How about 2 stories?
- Need pictorial of a non-town center building.
- Why is resort associated doing the visioning proves instead of business, have owner, citizens?
- Stepped back 3<sup>rd</sup> story is good.
- Resort Association didn't do the vision process.
- Just helped fund the vision in Tahoe City along with businesses and PUD community did the vision.